

Susan Fontano Absent, all other Members present

Meeting commenced at 6:00 p.m.

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, May 4, 2005**

DECISIONS 6:00 P.M. followed by New HEARINGS

432 Medford St. The Applicant, Cingular Wireless and Owner Somerville Housing Authority seek a Minor Revision to permit # 2000-23 to replace six (6) panel antennas mounted on the roof with six (6) new antennas of similar size and appearance and increase the number of coaxial cables from six (6) to twelve (12). BB zone. ***SQ made a motion that the request was a Minor Revision; RR seconded the vote, vote taken (5-0) with MS and SD voting with HF recused. SQ made a motion to approve the Minor Revision request, RR seconded, vote taken (5-0) with MS and SD voting, motion passed.***

49-51 Allen St. Applicant: Allen Street, LLC; Owner: 49-51 Allen Street Trust. The Applicant seeks two Special Permits with Site Plan Review to construct 16 dwelling units (SZO §7.2 and SZO §7.3). This proposal is subject to the Inclusionary Housing requirements of SZO Article 13. RB zone. ***The Applicant requested to Withdraw the Petition Without Prejudice. HF motion to allow, SQ seconded the motion, vote taken (5-0) with SD voting. Request approved.***

212 Elm St. Applicant, Peter Romero, Owner, Paradigm Properties. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add a kitchen exhaust vent to the rear of the building and a variance (SZO §9.4.1) for failure to provide 12 required parking spaces for a proposed pizza restaurant. CBD zone. ***The Applicant requested to Withdraw the Petition Without Prejudice. HF motion to allow, SQ seconded the motion, vote taken (5-0) with SD voting. Request approved.***

212 Elm St. Applicant, Andreas Romero, Owner, Paradigm Properties. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct new exit doors, alter existing window openings and construct a new metal canopy. CBD zone. ***The Applicant requested to Withdraw the Petition Without Prejudice. HF motion to allow, SQ seconded the motion, vote taken (5-0) with SD voting. Request approved.***

212 Elm St. Applicant, Peter Creyf, Owner, Paradigm Properties. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add a kitchen exhaust vent to the rear of the building and a special permit (SZO §9.13.a) for failure to provide 4 required parking spaces for a proposed crepe restaurant. CBD. ***The Applicant requested to Withdraw the Petition Without***

Prejudice. HF motion to allow, SQ seconded the motion, vote taken (5-0) with SD voting. Request approved.

71 Union Sq: Applicant: Laxmi Pradhan/Shree Karya Binayak Inc., Owner: 71-72 Union Square Realty Trust. The Applicant seeks a special permit with design review to establish a Subway fast food restaurant (SZO §7.11.10.2.1.a). CBD zone. ***Opened and continued to May 18, 2005.***

31 Morrison Ave: The Applicant & Owner John Hawthorne seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit to expand a non-conforming use (SZO §4.5.3) to construct a 15-ft. long dormer on an existing 3-family dwelling. RA zone. ***HF motion to approve, SQ seconded the motion, vote taken (5-0) with MS voting. Request approved.***

24 Grant St: The Applicant & Owner, Isaura C. Ferraz seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a variance from lot area per dwelling unit (SZO §8.5.b), and a special permit to modify the parking requirements for a non-conforming structure (SZO §9.13.a) to convert an existing two-family dwelling to a three-family dwelling. RB zone. ***Opened and continued to May 18, 2005.***

734 Broadway: Applicant Gaetand Contaldi; Owner: Camillo Fodera. The Applicant seeks a special permit with design review to establish a fast food restaurant with no drive up service (SZO §7.11.10.2.1.b) and a special permit to modify parking requirements for a non-conforming structure (SZO §9.1.3.a) to add 4 tables and 16 seats to the White Hen Pantry convenience store. NB zone. ***HF motion to approve, RR seconded the motion, vote taken (5-0) with SD voting. Petition approved.***

102 Gilman St: The Applicant & Owner Daniel Ferreira Degios seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to legalize an existing 21-foot dormer. RA zone. ***Opened and continued to May 18, 2005.***

19 Berkeley St: Applicant & Owner, Peter Avery seeks a special permit under SZO §9.13.c to create a shared driveway between this property and 15 Berkeley Street. RA zone. ***The Applicant requested to Withdraw the Petition Without Prejudice. HF motion to allow, RR seconded the motion, vote taken (5-0) with SD voting. Request approved.***

Meeting adjourned at 7:50 p.m.

ZBA 5/4/05